

| 439 E 1st St, Jacksonville, FL 32206: ESTIMATED JOB COST |                                 |                       |                       |
|----------------------------------------------------------|---------------------------------|-----------------------|-----------------------|
| TERRAWISE HOMES, INC.                                    |                                 |                       |                       |
| 3/18/2024                                                |                                 |                       |                       |
|                                                          |                                 | 439 E 1st<br>Talbot C |                       |
| Cost Code                                                | Description                     | Actual                | Est cost to<br>Compl. |
| <b>015</b>                                               | <b>Acquisition</b>              |                       |                       |
| 015-01                                                   | Purchase price undevel. land    | 35000                 |                       |
| 015-04                                                   | Appraisals                      |                       |                       |
| 015-05                                                   | Closing costs                   | 1274.25               |                       |
| 015-06                                                   | Interest and financing fees     |                       |                       |
| <b>018</b>                                               | <b>Finished lot</b>             |                       |                       |
| 018-01                                                   | Purchase price vacant dev lot   |                       |                       |
| <b>025</b>                                               | <b>Loan</b>                     |                       |                       |
| 025-01                                                   | Interest and Fees               |                       | 6081.97               |
| 025-02                                                   | Construction Loan Closing Costs |                       | 1900.00               |
| <b>049</b>                                               | <b>COGS Land</b>                |                       |                       |
| 049-99                                                   | Relief                          |                       |                       |
| <b>055</b>                                               | <b>Engineering</b>              |                       |                       |
| 055-04                                                   | Structural Engineering          | 300                   |                       |
| 055-05                                                   | Mechanical Engineering          |                       |                       |
| 055-66                                                   | Estimating Error                | 400                   |                       |
| <b>060</b>                                               | <b>Site Work</b>                |                       |                       |
| 060-01                                                   | Fill dirt                       |                       |                       |
| 060-02                                                   | Clearing                        |                       |                       |
| 060-07                                                   | Compaction test                 |                       |                       |
| 060-08                                                   | Mowing                          | 250                   | 200.00                |
|                                                          |                                 |                       |                       |
| <b>073</b>                                               | <b>Utilities</b>                |                       |                       |
| 073-01                                                   | Water lines                     |                       |                       |
| 073-03                                                   | Electric lines                  |                       |                       |
| 073-07                                                   | Construction Utilities          | 400.32                | 300.00                |
| 073-08                                                   | Water & Sewer Fees and Meter    | 13319.35              |                       |
|                                                          |                                 |                       |                       |
| 080-04                                                   | Sidewalks                       |                       |                       |
|                                                          |                                 |                       |                       |
| <b>199</b>                                               | <b>COGS Site</b>                |                       |                       |
| 100-03                                                   | Tree Arborist                   | 450                   |                       |
| 100-05                                                   | Site Landscape                  |                       |                       |
| 100-06                                                   | Labor                           |                       |                       |
| 199-99                                                   | Relief                          |                       |                       |
| <b>201</b>                                               | <b>IHMS</b>                     |                       |                       |
| 201-01                                                   | House Start Cost                |                       |                       |
| 202-66                                                   | Private City Inspections        |                       |                       |
| <b>204</b>                                               | <b>Permits &amp; Fees</b>       |                       |                       |
| 204-01                                                   | Building Permit                 | 676.46                |                       |
| 204-04                                                   | Failed Inspections              |                       |                       |
| 204-05                                                   | HPC COA                         | 782.45                |                       |
| 204-06                                                   | HPC Permit                      | 495                   |                       |
| 204-07                                                   | Mobility Fee                    |                       |                       |
| 204-09                                                   | Plan Reviews                    | 92.45                 |                       |
| 204-10                                                   | Notice of Commencement          | 11                    |                       |
| <b>205</b>                                               | <b>Insurance</b>                |                       |                       |
| 205-01                                                   | Builders Risk Insurance         | 129                   | 903.00                |
| <b>206</b>                                               | <b>Plans -Printing</b>          |                       |                       |
| 206-01                                                   | Prints Copies - plans/permits   |                       |                       |
| <b>208</b>                                               | <b>Designer Fee</b>             |                       |                       |
| 208-01                                                   | Designer Fee                    | 150                   |                       |
| <b>210</b>                                               | <b>Architecture</b>             |                       |                       |
| 210-02                                                   | Drafting                        |                       |                       |
| <b>214</b>                                               | <b>Surveying</b>                |                       |                       |
| 214-01                                                   | Stakeout & Pin                  | 210                   |                       |
| 214-02                                                   | Plot Plans                      |                       |                       |
| 214-03                                                   | Foundation Survey               |                       | 150.00                |
| 214-04                                                   | Final Survey                    |                       | 200.00                |
| 214-05                                                   | Topo or Tree                    |                       |                       |
| 214-66                                                   | Estimating Error                | 760                   |                       |
| 214-67                                                   | Site Conditions                 |                       |                       |
| <b>220</b>                                               | <b>Excavation</b>               |                       |                       |
| 220-01                                                   | Lot clearing & rough grading    | 900                   |                       |

|            |                                     |         |          |
|------------|-------------------------------------|---------|----------|
| 220-03     | Foundation Fill                     | 3700    |          |
| 220-04     | Backfill and finish grading         |         |          |
| 220-05     | Compaction Test                     |         | 170.00   |
| 220-06     | Safety Grade                        | 535     |          |
| 220-66     | Estimating Error                    |         |          |
| 220-67     | Site Condition                      |         |          |
| <b>251</b> | <b>Footing Labor</b>                |         |          |
| 251-66     | Estimating Error                    |         |          |
| <b>258</b> | <b>Slab</b>                         |         |          |
| 258-03     | Slab Concrete TurnKey               | 17364.2 |          |
| 258-08     | Small Footing Pump                  | 900     |          |
| 258-09     | Boom Pump at Slab                   |         |          |
| 258-51     | Options Slab                        |         |          |
| <b>259</b> | <b>Slab Labor</b>                   |         |          |
| 259-03     | Fill Cell                           | 900     |          |
| 259-63     | Contractor Error                    |         |          |
| 259-67     | Site Condition                      | 3133.8  |          |
| <b>264</b> | <b>Termite</b>                      |         |          |
| 264-01     | Borate Walls                        |         | 100.00   |
| <b>270</b> | <b>Framing Mat</b>                  |         |          |
| 270-01     | 1st Floor                           | 7404.85 |          |
| 270-02     | 2nd Floor                           | 4393.66 |          |
| 270-03     | Roof                                | 2401.63 |          |
| 270-04     | Walls                               |         |          |
| 270-05     | Exterior                            |         |          |
| 270-07     | 1st Floor Garage                    |         |          |
| 270-63     | Contractor Error                    |         |          |
| 270-66     | Estimating Error                    |         |          |
| 270-67     | Site Condition                      |         |          |
| <b>275</b> | <b>Framing Labor</b>                |         |          |
| 275-01     | 1st Draw                            |         | 4648.50  |
| 275-02     | 2nd Draw                            |         | 4648.50  |
| 275-03     | 3rd Draw                            |         | 1033.00  |
| 275-51     | Options                             |         |          |
| 275-66     | Estimating Error                    | 322.95  |          |
| 275-67     | Site Condition                      |         |          |
| 275-11     | Weatherize (Zip tape or house wrap) |         | 3044.00  |
| <b>278</b> | <b>Metal Tie Down</b>               |         |          |
| 278-01     | Metal Tie Down                      | 1466.86 |          |
| 278-66     | Estimating Error                    |         |          |
| <b>280</b> | <b>Trusses</b>                      |         |          |
| 280-01     | Roof                                | 4719.52 |          |
| 280-02     | Floor                               |         | 4719.52  |
| 280-03     | Garage Roof                         |         |          |
| 280-51     | Options Roof                        |         |          |
| 280-66     | Estimating Error                    |         |          |
| <b>283</b> | <b>Safety Railing</b>               |         |          |
| 283-01     | Safety Railing                      |         |          |
| <b>285</b> | <b>Windows M &amp; L</b>            |         |          |
| 285-01     | Windows                             |         | 10700.03 |
| 285-65     | Plan Error                          |         |          |
| 285-66     | Estimating Error                    |         |          |
| <b>287</b> | <b>Ext Doors Matl</b>               |         |          |
| 287-01     | Exterior Door Matl                  | 3650.66 |          |
| 287-02     | Ext Door Mat'l Garage               |         |          |
| 287-66     | Estimating Error                    |         |          |
| <b>288</b> | <b>Ext Door Labor</b>               |         |          |
| 288-01     | Exterior Door Labor                 |         | 425.00   |
| 288-66     | Estimating Error                    |         |          |
| <b>290</b> | <b>Stairs</b>                       |         |          |
| 290-66     | Estimating Error                    |         |          |
| <b>300</b> | <b>Roofing Matl</b>                 |         |          |
| 300-01     | Materials                           | 3686.37 |          |
| 300-02     | Mat'l Garage                        |         |          |
| 300-51     | Options                             |         |          |
| 300-66     | Estimating Error                    |         |          |
| <b>301</b> | <b>Roofing Labor</b>                |         |          |
| 301-01     | Labor                               | 1200    |          |
| 301-03     | Flat Roof Deck Labor                |         | 220.00   |
| 301-51     | Options                             |         |          |
| 301-66     | Estimating Error                    |         |          |
| <b>304</b> | <b>Cornice Matl</b>                 |         |          |

|        |                                |         |         |
|--------|--------------------------------|---------|---------|
| 304-01 | Siding                         |         | 7337.34 |
| 304-03 | Porch                          |         |         |
| 304-63 | Contractor Error               |         |         |
| 304-66 | Estimating Error               |         |         |
| 304-67 | Site Condition                 |         |         |
| 305    | Cornice Labor                  |         |         |
| 305-01 | Siding Labor                   |         | 4684.85 |
| 305-63 | Contractor Error               |         |         |
| 305-66 | Estimating Error               |         |         |
| 310    | Insulation M&L                 |         |         |
| 310-02 | Roof and ceiling               |         |         |
| 310-07 | Fire Caulk                     |         |         |
| 310-08 | Spray Foam                     |         | 6307.00 |
| 310-51 | Options                        |         |         |
| 310-66 | Estimating Error               |         |         |
| 325    | Stucco M & L                   |         |         |
| 325-01 | Stucco M & L                   |         | 175.00  |
| 330    | Gas/Fireplace                  |         |         |
| 330-57 | Gas Options                    |         |         |
| 330-66 | Gas Fireplace Estimating Error |         |         |
| 340    | Plumbing M & L                 |         |         |
| 340-01 | Rough                          | 3283.5  |         |
| 340-02 | Top Out                        |         | 3282.50 |
| 340-03 | Final                          |         | 3383.00 |
| 340-04 | Fixtures                       |         |         |
| 340-51 | Options Rough                  |         |         |
| 340-64 | Builder Error                  |         |         |
| 340-65 | Plan Error                     |         |         |
| 340-66 | Estimating Error               |         |         |
| 340-67 | Site Condition                 |         |         |
| 344    | Electric M & L                 |         |         |
| 344-01 | Rough                          | 11880.4 |         |
| 344-02 | Final                          |         | 5091.60 |
| 344-51 | Options Rough                  |         |         |
| 344-66 | Estimating Error               |         |         |
| 344-67 | Site Condition                 |         |         |
| 348    | Solar M & L                    |         |         |
| 348-02 | Final                          |         |         |
| 348-03 | Prewire                        |         |         |
| 350    | HVAC M & L                     |         |         |
| 350-01 | HVAC Rough                     | 6602    |         |
| 350-02 | HVAC Final                     |         | 6602.00 |
| 350-66 | Estimating Error               |         |         |
| 352    | Security M & L                 |         |         |
| 352-01 | Rough                          |         | 1375.00 |
| 352-02 | Final                          |         | 1350.00 |
| 352-51 | Options Rough                  |         |         |
| 352-64 | Builder Error                  |         |         |
| 352-65 | Plan Error                     |         |         |
| 352-67 | Site Condition                 |         |         |
| 354    | Drywall Matl                   |         |         |
| 354-01 | Drywall Material               |         | 4127.95 |
| 354-51 | Options                        |         |         |
| 355    | Drywall Labor                  |         |         |
| 355-01 | Drywall Labor                  |         | 4225.00 |
| 355-02 | Drywall Bump                   |         | 250.00  |
| 355-51 | Options                        |         |         |
| 355-61 | Theft & Vandalism              |         |         |
| 355-63 | Contractor Error               |         |         |
| 355-66 | Estimating Error               |         |         |
| 355-67 | Site Condition                 |         |         |
| 358    | Garage Doors                   |         |         |
| 358-01 | Doors                          |         |         |
| 358-66 | Estimating Error               |         |         |
| 360    | Int Trim Matl                  |         |         |
| 360-01 | Doors and Millwork             |         | 3438.07 |
| 360-02 | Trim Hardware                  |         | 406.37  |
| 360-03 | Stair/Rail Trim Mat.           |         | 488.56  |
| 360-51 | Options                        |         |         |
| 360-66 | Estimating Error               |         |         |
| 361    | Int Trim Labor                 |         |         |

|            |                            |       |         |
|------------|----------------------------|-------|---------|
| 361-01     | Trim Labor                 |       | 1445.00 |
| 361-02     | Stair/Rail Labor           |       | 260.00  |
| 361-03     | Trim Bump                  |       | 160.00  |
| 361-66     | Estimating Error           |       |         |
| <b>370</b> | <b>Paint Material</b>      |       |         |
| 370-01     | Exterior                   |       | 63.07   |
|            |                            |       |         |
| 370-02     | Interior                   |       |         |
| 370-66     | Estimating Error           |       |         |
| <b>371</b> | <b>Paint Labor</b>         |       |         |
| 371-01     | Paint Exterior             |       | 2776.80 |
|            |                            |       |         |
| 371-02     | Paint Interior             |       | 2406.70 |
| 371-03     | Paint Bump Exterior        |       |         |
|            |                            |       |         |
| 371-07     | Paint Bump Interior        |       | 250.00  |
| 371-08     | Paint Ext Rails            |       | 590.00  |
| 371-66     | Estimating Error           |       | 250.00  |
| 371-67     | Site Condition             |       |         |
|            |                            |       |         |
| 374-01     | Deck Material              | 37.61 |         |
| 375-63     | Deck Labor                 |       |         |
| <b>380</b> | <b>Tile M &amp; L</b>      |       |         |
| 380-01     | Walls                      |       | 3090.50 |
| 380-02     | Floor                      |       | 2236.00 |
| 380-53     | Tile - Options             |       |         |
| 380-66     | Estimating Error           |       |         |
| <b>382</b> | <b>Cab. &amp; Vanities</b> |       |         |
| 382-01     | Cabinets                   |       | 7000.00 |
| 382-51     | Options Cabinet            |       |         |
| 382-66     | Estimating Error           |       |         |
| <b>386</b> | <b>Solid Surface</b>       |       |         |
| 386-01     | Piedrafina                 |       | 2331.00 |
|            |                            |       |         |
| 386-02     | Granite                    |       | 2908.00 |
| 386-04     | Quartz                     |       |         |
| 386-52     | Options Granite            |       |         |
| 386-64     | Builder Error              |       |         |
| 386-66     | Estimating Error           |       |         |
| <b>390</b> | <b>Specialties M&amp;L</b> |       |         |
| 390-01     | Mirrors                    |       | 223.20  |
| 390-02     | Wire Shelving              |       | 283.94  |
| 390-03     | Towel and TP Holders       |       | 195.00  |
| 390-04     | Shower Enclosure           |       |         |
| 390-51     | Options                    |       |         |
| <b>392</b> | <b>Lighting</b>            |       |         |
| 392-01     | Interior Lights            |       | 805.23  |
| 392-02     | Exterior Lighting          |       | 24.19   |
| 392-66     | Estimating Error           |       |         |
| <b>400</b> | <b>Appliances</b>          |       |         |
| 400-01     | 1st package                |       | 1117.88 |
| 400-02     | 2nd Package                | 847.1 |         |
|            |                            |       |         |
| 400-03     | Water Heater               |       |         |
| 400-52     | Options Refrigerator       |       |         |
| 400-58     | Options - Other            |       |         |
| 400-61     | Theft & Vandalism          |       |         |
| 400-67     | Site Condition             |       |         |
| <b>410</b> | <b>Carpet M &amp; L</b>    |       |         |
| 410-01     | Carpet                     |       | 1992.79 |
| <b>414</b> | <b>Flooring</b>            |       |         |
| 414-01     | LVP/Wood/Laminate          |       |         |
| <b>417</b> | <b>Stained Conc L</b>      |       |         |
| 417-01     | Labor                      |       | 2464.32 |
| 417-51     | Options                    |       |         |
| 417-66     | Estimating Error           |       |         |
| <b>420</b> | <b>Driveway Matl</b>       |       |         |
| 420-03     | Driveway Concrete          |       |         |
| 420-66     | Estimating Error           |       |         |
| <b>421</b> | <b>Driveway Labor</b>      |       |         |
|            |                            |       |         |
| 421-02     | Driveway Turnkey           |       | 950.00  |

|            |                                     |         |          |
|------------|-------------------------------------|---------|----------|
| 421-67     | Site Condition                      |         |          |
| <b>430</b> | <b>Landscaping M&amp;L</b>          |         |          |
| 430-01     | Fill dirt                           |         |          |
| 430-02     | Final Grading                       |         | 500.00   |
| 430-03     | Trees & Shrubs                      |         | 560.00   |
| 430-04     | Sod & Seed                          |         | 2640.00  |
| 430-05     | Irrigation system                   |         |          |
| 430-08     | Tree Trimming                       |         |          |
| 430-66     | Estimating Error                    |         |          |
| 430-67     | Site Condition                      |         |          |
| 430-70     | Landscape Budget Number             |         |          |
| <b>440</b> | <b>Ext Structure</b>                |         |          |
| 440-02     | Fencing                             |         |          |
| 440-05     | Ext Handrail Labor                  |         | 1910.00  |
| 440-06     | Handrail Material                   | 37.61   | 1004.72  |
| 440-51     | Options                             |         |          |
| 440-66     | Estimating Error                    |         |          |
| <b>445</b> | <b>Cleaning</b>                     |         |          |
| 445-01     | Rough                               |         | 239.96   |
| 445-02     | Final                               |         | 239.96   |
| 445-03     | Reclean                             |         |          |
| 445-05     | Yard Clean Rough                    |         |          |
| 445-06     | Yard Clean Final                    |         |          |
| 445-66     | Estimating Error                    |         |          |
| 445-67     | Site Condition                      |         |          |
| <b>450</b> | <b>Punch Out</b>                    |         |          |
| 450-02     | Labor                               |         |          |
| <b>455</b> | <b>Testing</b>                      |         |          |
| 455-01     | Thermal Bypass Inspection           |         | 150.00   |
| 455-02     | Blower Door Test - Final            |         | 949.00   |
|            | Foundation Compaction Test          |         |          |
| 455-61     | Theft & Vandalism                   |         |          |
| 455-66     | Estimating Error                    |         |          |
| <b>460</b> | <b>Waste-Dumpster</b>               |         |          |
| 460-01     | Site Cleanup                        |         | 500.00   |
| 460-02     | Frame Dumpster                      |         | 500.00   |
| 460-03     | Drywall Dumpster                    |         | 500.00   |
| 460-04     | Final Dumpster                      |         | 500.00   |
| 460-05     |                                     |         |          |
| 460-06     |                                     |         |          |
| 460-07     |                                     |         |          |
| 460-08     |                                     |         |          |
| 460-66     | Estimating Error                    |         |          |
| 460-67     | Site Conditions                     |         |          |
| <b>465</b> | <b>Toilet-Jobsite</b>               |         |          |
| 465-01     | 1st                                 |         | 123.63   |
| 465-02     | 2nd                                 |         | 123.63   |
| 465-03     | 3rd                                 |         | 123.63   |
| 465-04     | 4th                                 |         | 123.63   |
| 465-05     | 5th                                 |         | 123.63   |
| 465-06     | 6th                                 |         | 123.63   |
| 465-07     | 7th                                 |         | 123.63   |
| 465-08     | 8th                                 |         |          |
| 465-66     | Estimating Error                    |         |          |
| <b>470</b> | <b>Contingency</b>                  |         |          |
| 470-01     | Contingency                         |         | 3992.00  |
| <b>599</b> | <b>COGS Directs</b>                 |         |          |
| 599-99     | Relief                              |         |          |
| <b>615</b> | <b>Finance</b>                      |         |          |
| 615-01     | Loan Interest                       |         | 8250.00  |
| 615-02     | Other Interest                      |         |          |
|            |                                     |         |          |
| <b>620</b> | <b>Closing Costs</b>                |         |          |
| 620-01     | In House Commission                 |         | 8460.00  |
|            | Broker Fee                          |         | 1000.00  |
| 620-02     | Outside Agents Commission           |         | 13290.00 |
| 620-03     | Closing Costs Seller Credit @ 0.05% | 150     | 1993.50  |
|            | Closing Costs: Extra                |         |          |
|            | Closing Costs @ 1.3%                |         | 5759.00  |
| <b>655</b> | <b>Taxes</b>                        |         |          |
| 655-01     | Property Taxes                      | 1183.42 | 661.00   |
| <b>660</b> | <b>Misc</b>                         |         |          |

|            |                                 |            |                   |
|------------|---------------------------------|------------|-------------------|
| 660-01     | Fees                            |            |                   |
| 660-03     | Photos                          |            | 375.00            |
| <b>670</b> | <b>10 Yr Warranty</b>           |            |                   |
| 670-01     | 2-10 Warranty                   |            | 664.50            |
| 670-02     | Warranty Reserve                |            |                   |
| <b>900</b> | <b>Mark Systems</b>             |            |                   |
| 900-04     | Mark Systems House Start        |            |                   |
| <b>999</b> | <b>COGS Soft Costs</b>          |            |                   |
| 999-99     | Relief                          |            |                   |
|            |                                 |            |                   |
|            | <b>T O T A L S</b>              |            |                   |
|            |                                 |            |                   |
|            |                                 |            |                   |
|            | <b>Land</b>                     |            |                   |
|            | <b>Contra Land Costs</b>        |            |                   |
|            | <b>Site Improvements</b>        |            |                   |
|            | <b>Contra Site Costs</b>        |            |                   |
|            | <b>Direct House Line</b>        |            |                   |
|            | <b>Contra Direct Costs</b>      |            |                   |
|            | <b>Soft Costs</b>               |            |                   |
|            | <b>Contra Soft Costs</b>        |            |                   |
|            |                                 |            |                   |
|            | <b>Totals</b>                   | 135,401.42 | 181,295.43        |
|            | <b>TOTAL ESTIMATED JOB COST</b> |            | <b>316,696.85</b> |